

an intermediate structural plate interconnecting the sides and back of the floor joist retainer body, the intermediate structural plate being attached to the sides and back when the concrete is poured into the forms and removable after the concrete is poured;

a retaining flange attached to the floor joist retainer body for engagement within the concrete foundation;


removable means for removably attaching the floor joist retainer body to the forms before the concrete is poured into the forms; and

a plurality of nail posts attached to the sides of the floor joist retainer body, each being positioned and configured to hold a nail so that a pointed end of the nail extends into one of the forms, where the removable means includes a plurality of nails positioned within the nail posts.

13 ~~22~~. (New) A floor joist retainer, for use in a concrete foundation formed by pouring concrete into forms, which comprises:

a floor joist retainer body having an open front, closed sides, a back, a bottom, and a top, at least one cut being provided on the floor joist retainer body where the top connects to the sides and back so that the top is removable, the floor joist retainer body being configured to receive and support an end of a floor joist positioned within the floor joist retainer body through the top and front, the top being attached to the floor joist retainer body when the concrete is poured into the forms and removable after the concrete is poured;

a retaining flange attached to the floor joist retainer body for engagement within the concrete foundation;

 removable means for removably attaching the floor joist retainer body to the forms
before the concrete is poured into the forms; and

an intermediate structural plate interconnecting the sides and back of the floor joist
retainer body, the intermediate structural plate being attached to the sides and back when
the concrete is poured into the forms and removable after the concrete is poured.